



sansome & george

49 Cecil Aldin Drive, Tilehurst, Reading, Berkshire, RG31 6YP
£475,000 Freehold

sansome & george
Residential Sales & Lettings

- 3/4 Bedroom Extended Semi-detached Home
- Family Room/Optional Ground Floor Bedroom
- 3 First Floor Double Bedrooms
- Gas Radiator Central Heating
- Enclosed Southerly Aspect Rear Garden
- Living Room & Dining Room
- Kitchen
- Family Bathroom With Separate WC
- UPVC Double Glazing
- Integral Garage & Ample parking

Situated in a sought after cul-de-sac just off Long Lane, this well presented and extended three bedroom semi-detached home offers spacious and versatile living in a desirable location on the western fringes of Tilehurst. It borders the picturesque areas of Purley on Thames and Sulham, with miles of open countryside on the doorstep, this property combines the benefits of a peaceful setting with excellent connectivity. Reputable schools are within easy reach along with a local sports club with top tier recreational facilities, regular bus services, and Tilehurst railway station, providing direct links to Paddington and central London. The charming village of Pangbourne, known for its range of local amenities, is also close by.

Internally, the accommodation is both generous and flexible, comprising an entrance porch and hallway, a well appointed kitchen, a dining room, a comfortable living room, and an extended family room, with the added option of a ground floor study or fourth bedroom. Upstairs, a spacious landing gives access to three good sized double bedrooms, a family bathroom, and an additional separate WC. The home benefits from gas radiator central heating and UPVC double glazing throughout.

Outside, the rear garden is fully enclosed, southerly facing, and well established, providing a private and sunny retreat with side access. To the front, there is ample driveway parking for three vehicles side-by-side, leading to an integral garage equipped with light and power.

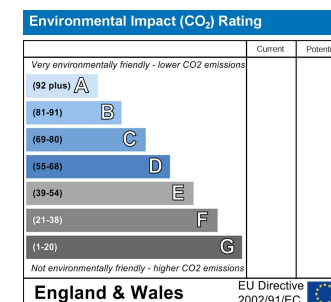
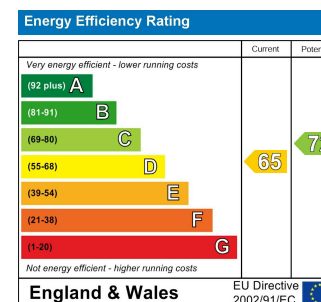
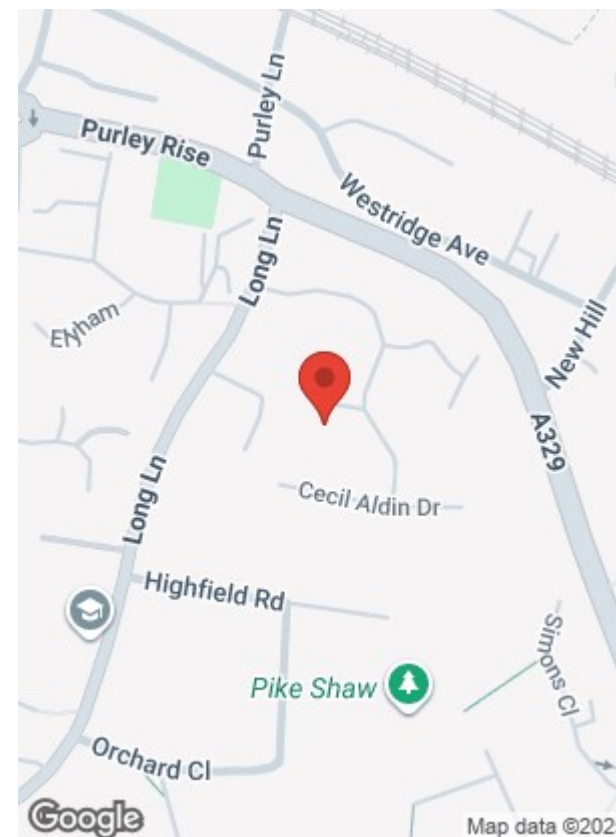
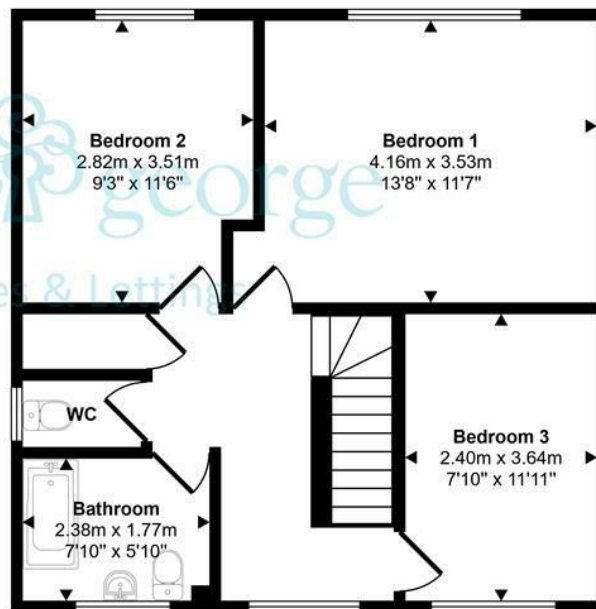
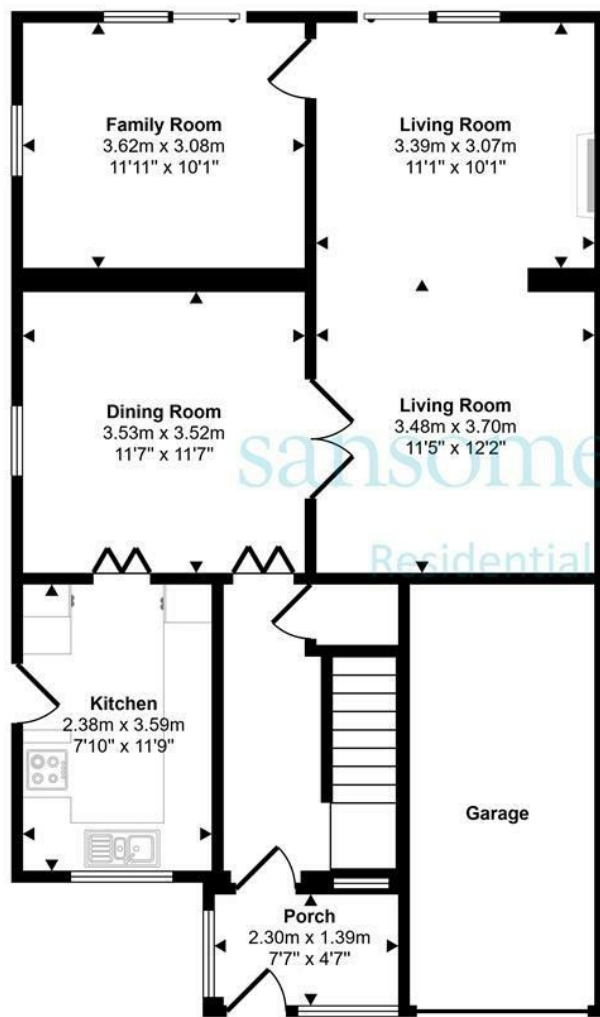
This is a superb family home in a prime location that balances convenience with countryside living.

Please contact Sansome & George Tilehurst to arrange an appointment to view or to request further information.

Council Tax Band D - West Berkshire.



Approx Gross Internal Area
137 sq m / 1478 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

sansome  george
Residential Sales & Lettings